

SIoux CITY COUNCIL

Vote deferred on \$53K consulting agreement

Firm would help develop Walgreens, Burger King site

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SIoux CITY — The Sioux City Council deferred a vote Monday on a \$53,000 consulting services agreement with a Sioux Falls firm that would help develop a four-acre downtown site the city acquired last month.

The move came at Councilman Craig Berenstein's request. Berenstein said he wants one week to learn more about the consultant.

The vote to defer for one week passed 4 to 1, with Councilman Ike Rayford casting the lone "no" vote.

On Dec. 22, the council approved the \$3 million purchase of 100 Pierce St., 112 Pierce St. and 124 Pierce St., which is currently home to Walgreens, Burger King and a shuttered Ashley HomeStore. The city closed on the property on Dec. 30.

"Staff has received interest in the property from a variety of developers. However, successful redevelopment of the 4-acres site will require significant commitment by an experienced



JESSE BROTHERS, SIoux CITY JOURNAL FILE
The Walgreens at 100 Pierce St. is shown in this Journal file photo.

and quality development team, and consideration of a complex financing plan," according to a Request for City Council Action document signed by Economic Development Director Marty Dougherty and Renae Billings, economic development manager.

Staff has proposed that the city enter into a contract with TetonRidge Consulting, LLC for assistance in creating a comprehensive redevelopment strategy, seeking developer interest and preparing a request from qualifications for the property. Steve Watson,

managing partner of TetonRidge, was part of the Governor's Office of Economic Development for the State of South Dakota and a development strategist for a large Sioux Falls-based architecture and engineering firm, according to the documents.

"Watson has played a significant role in several of the recent downtown redevelopment projects in Sioux Falls and has relationships with a robust network of developers," city documents stated.

Under the terms of the proposed

consulting services agreement, TetonRidge would gather data, stakeholder input and community needs; outline space assumptions, important adjacencies and prospective tenants; produce up to three preliminary redevelopment concepts for the site; create the preferred site plan, visuals and cost estimates; prepare and release a request for qualifications and actively recruit developers to submit proposals; as well as assist the city with evaluating submissions, conducting interviews and choosing a preferred development partner.

City staff submitted an application through MidAmerican Energy's EconomicAdvantage365 program for funding for the consulting services agreement. Mid-American approved the application and will contribute \$10,000 toward the agreement. The city will cover the remaining \$43,000 from economic development sales tax, according to the documents.

Mozak lease proposal moves forward

The council, by voting in favor of its consent agenda, passed a resolution announcing the city's intent to accept a proposal from the owner of Mozak's Furniture &

Flooring to lease the former Ashley HomeStore, at 124 Pierce St.

Tim Mozak wants to lease the building on a short-term basis, as his current store, at 2414 Gordon Drive, is being displaced due to the reconstruction of the Gordon Drive viaduct.

"The business will need to vacate its current building by the end May 2026 and is exploring relocation options but has not identified a new permanent location yet," city documents stated of Mozak's Furniture & Flooring. "As a short-term solution, Mozak has requested to lease the former Ashley Furniture building from the City."

Mozak has proposed a lease of \$7 per square foot per month, plus \$3 per square foot per month for operating expenses. The total lease would equal \$15,750 per month. All maintenance expenses for the property would be the responsibility of the business. If approved, the lease would begin March 15 and expire on Oct. 31, 2027, according to the documents.

"The lease revenue will allow the City to offset expenses and apply the balance to the purchase price or demolition costs while advancing redevelopment plans," the documents stated.

Fundraising

From A1

campaign arm also narrowly outraised Democrats' for the first time in an odd-numbered year in a decade — underscoring a financial advantage that contrasts with recent midterm cycles, according to a POLITICO analysis.

Republicans, though, face political headwinds, including generic ballot polls favoring Democrats and recent special election results where Democrats have largely outperformed Republicans.

Iowa's 4th Congressional District

Since U.S. Rep. Randy Feenstra, who represents Iowa's 4th Congressional District, launched an exploratory campaign for governor in May after Gov. Kim Reynolds announced she will not seek re-election next year, the field of candidates vying for his seat has narrowed but remains crowded.



Feenstra

The 4th District is the largest congressional district in Iowa and also the reddest. It encompasses 36 counties in the Western and North-Central parts of the state.

There are currently five Republicans running, including Siouland Chamber of Commerce President Chris McGowan of Sioux City, Iowa state Rep. Matt Windschitl of Missouri Valley, Iowa Tea Party founder Ryan Rhodes of Ames and Christian Schlaefer of Kossuth County.

McGowan, who had a significant fundraising edge over the other Republican candidates last fundraising quarter, raised about \$136,000 this quarter, ending with \$354,000 in cash on hand.

McGowan also has secured endorsements from former Gov. Terry Branstad, U.S. House

Majority Leader Steve Scalise, R-La., Majority Whip Tom Emmer, R-Minn., and House Judiciary Chair Jim Jordan, R-Ohio.

Rhodes, who launched his campaign in July, raised about \$131,600 during this period, ending with about \$170,500 in cash on hand. Last fundraising quarter, his reports showed that he took out a \$100,000 loan.

Windschitl, who stepped down from his position as House Majority leader in July to run for Congress, did not raise any money this quarter. He had about \$46,800 in cash on hand.

Former Democratic State Rep. Dave Dawson of Lawton, Storm Lake stay-at-home mom and former education assistant Ashley WolfTornabane and Sutherland nurse Stephanie Steiner are running as Democrats.

Dawson raised about \$18,000 this quarter and had nearly \$30,000 in cash on hand.

WolfTornabane was the first Democrat to enter the race in July after Democrat Ryan Melton suspended his campaign in June, citing finances and time away from family. WolfTornabane raised roughly \$2,000 this quarter, ending with \$1,600 in cash on hand.

Steiner did not file fundraising numbers for this quarter.

Two Republicans — farmer and land appraiser Kyle Larsen of Humboldt and Air Force combat veteran Douglas Jensen of Silver City — ended their campaign late last year.

Jensen dropped out of the race in December after learning that his wife, a lieutenant colonel in the U.S. Air Force, will be deployed overseas. Jensen raised about \$23,000 this quarter, \$20,000 of which came from a loan. He ended with more than \$4,600 in cash on hand.

Iowa's 1st Congressional District

Republican U.S. Rep. Mariannette Miller-Meeks, of Ottumwa, posted another strong quarter

of fundraising, but was narrowly outraised by Democratic challenger Christina Bohannon, who is mounting her third bid to unseat the incumbent.

Bohannon, a University of Iowa law professor and former state representative, raised just over \$1.1 million in the final quarter of 2025, edging out Miller-Meeks, who finished just below that mark. Despite the slight fundraising gap, Miller-Meeks entered the election year with a clear cash advantage, with more than \$3.3 million cash on hand compared to Bohannon's \$2.3 million.

Overall, Miller-Meeks has raised almost \$4.6 million total for the cycle to Bohannon's roughly \$3.1 million.

Democrat Taylor Wettach, a Muscatine native and attorney who ended his congressional bid last week to run for Iowa state auditor, reported more than \$254,000 raised during the quarter. He raised more than \$683,000 overall and ended the year with more than \$375,000 cash on hand.

Another Democratic candidate, Travis Terrell, a health care worker from Tiffin, had not yet filed a year-end report as of Monday afternoon.

On the Republican side, Daventport resident David Pautsch — who challenged Miller-Meeks in the 2024 GOP primary — reported more than \$18,000 raised during the quarter, \$44,000 total this cycle and more than \$11,000 cash on hand. Pautsch took 44 percent of the vote in last year's primary.

Iowa's 2nd Congressional District

Fundraising in Iowa's 2nd Congressional District reflects the rapidly shifting dynamics of an open-seat race following Republican U.S. Rep. Ashley Hinson's decision to run for U.S. Senate.

Joe Mitchell, a former state legislator and Trump

administration appointee from Clear Lake, reported more than \$700,000 raised by the end of 2025 and more than \$575,000 cash on hand. Mitchell entered the race in September after Hinson launched her Senate bid.

State Rep. Shannon Lundgren, a Republican from Peosta who last week announced she was stepping away from the congressional race to focus on retaining her Iowa House seat, raised more than \$83,000 and ended the year with more than \$53,000 cash on hand. State Sen. Charlie McClintock, R-Alburnett, reported more than \$15,000 raised for the cycle and nearly \$14,000 cash on hand.

Mitchell's position as the GOP front-runner was cemented last week after Trump endorsed him in a Truth Social post following a rally in Clive. The endorsement came a day after Lundgren announced she was suspending her campaign.

On the Democratic side, state Rep. Lindsay James of Dubuque reported more than \$180,000 raised during the fourth quarter, \$454,000 total this cycle and more than \$302,000 cash on hand. Clint Twedt-Ball, a Cedar Rapids resident and cofounder of the nonprofit Matthew 25, raised more than \$114,000 during the quarter, \$333,000 overall and ended the year with more than \$153,000 cash on hand.

Kathy Dolter, a retired Army nurse and former dean of nursing at Kirkwood Community College, reported more than \$46,000 raised in total and about \$4,500 cash on hand. Guy Morgan, a first-time candidate from Boone, reported roughly \$4,800 raised and \$1,600 cash on hand. Independent candidate Dave Bushaw, a musician and farmland owner from Fayette County, raised about \$7,000 and reported roughly \$5,000 cash on hand.

The 22-county district includes Cedar Rapids, Waterloo, Dubuque, Decorah, Grinnell and Mason City.

Iowa's 3rd Congressional District

U.S. Rep. Zach Nunn, a Republican from Bondurant, reported raising more than \$535,000 during the fourth quarter — bringing his total for the election cycle to nearly \$2.7 million and leaving him with almost \$2 million in cash on hand.

Democratic challenger Sarah Trone Garriott, a state senator from West Des Moines, raised about \$430,000 in Q4 — bringing her total this cycle to nearly \$1.4 million and ended the year with about \$847,000 cash on hand.

Xavier Carrigan, a Democrat from Waukee, did not file a report.

State Rep. Jennifer Konfrst, a Democrat from Windsor Heights, who last week announced she was suspending her congressional campaign and endorsed Trone Garriott, reported raising a total of more than \$590,000 and had about \$213,000 in cash on hand.

The 3rd District, which stretches across central and southern Iowa, has historically been one of the state's most competitive.

Decker

From A1

Berkum said Becker was the best choice.

"I've been a police officer 25 years and worked with Tim for a number of years," Van Berkum said. "He's done a good job for Dakota County. It's just the right choice for our community."

Decker becomes the third member of his family to serve as a sheriff in northeast Nebraska. His brother Tom is currently the Dixon County sheriff, and a great uncle, the late John Riibe, served as sheriff in Cedar County from 1959-79.

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SCHC also provides free condoms, safer sex supplies and wound care kits.

Walk-in hours available:

- Monday–Friday, 8 a.m. to 4:30 p.m.
- 1021 Nebraska Street
- Sioux City, IA 51105

No appointment needed for HIV testing or supply pick-up during these times!

Additional times for testing or supply pick-up:

Call (712) 226-8973 to make an appointment outside of walk-in hours.

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For more information:

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